



19 Cinderhill

Coleford, GL16 8HJ

£280,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are thrilled to present to the market this immaculately presented three bedroom cottage filled with character. This property offers a sizeable cosy living room, modern kitchen/diner, downstairs shower room and three good sized bedrooms. Outside is a lovely courtyard garden, enclosed by fencing and a hedge.

Cinderhill is situated in Coleford town center, where you will find local amenities right on your doorstep. Coleford has a large variety of supermarkets, cafes, independent businesses, doctors surgeries, free houses and excellent transport links.



Entrance Hall:

Accessed via a part glazed wooden door, radiator, power points, stairs to the first floor landing, opening through to:

Living Room:

Feature fireplace with space for log burner, radiator, power points, TV point, understairs storage cupboard, two front aspect double glazed wooden windows, steps leading down to:

Kitchen/Diner:

Lovely fitted wooden kitchen with built in appliances to include dishwasher, washing machine and tumble dryer, space for range cooker, cooker hood above, larder cupboard, space for fridge/freezer, Belfast sink with mixer tap, space for dining table and chairs, inset ceiling spotlights, power points, TV point, sky light, double glazed upvc double doors out to the rear of the property. Door into:

Bathroom:

Freestanding bath, walk in wet room, W.C,

vanity wash hand basin, built in storage cupboards, heated towel rail, inset ceiling spotlights, tiled flooring, part tiled walls, rear aspect double glazed upvc window.

Bedroom One:

Feature fireplace, radiator, power points, built in wardrobe, inset ceiling spotlights, front aspect double glazed wooden window.

Bedroom Two:

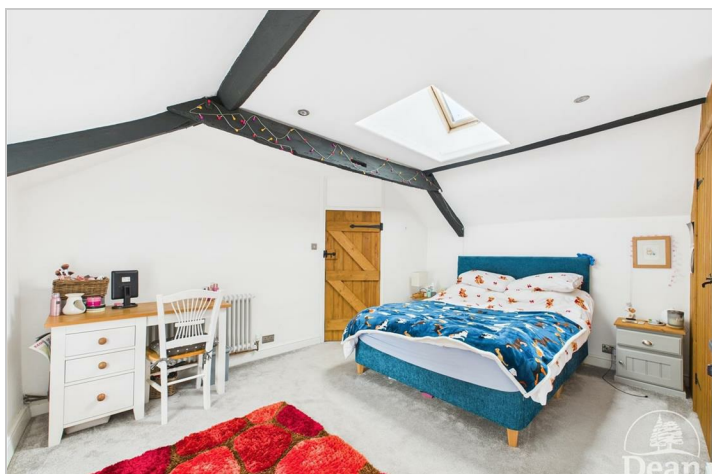
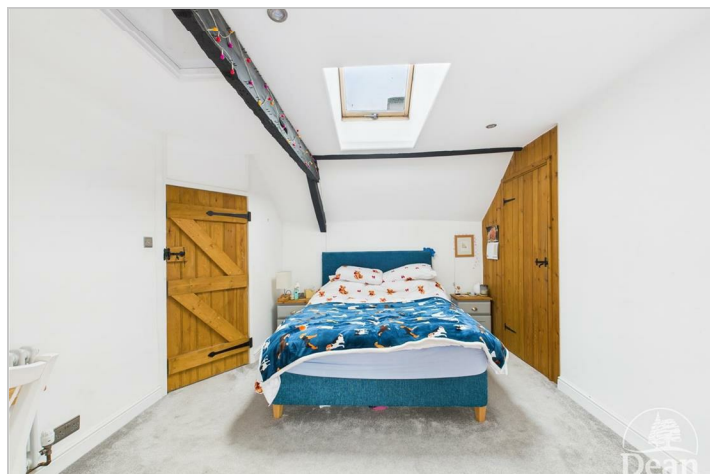
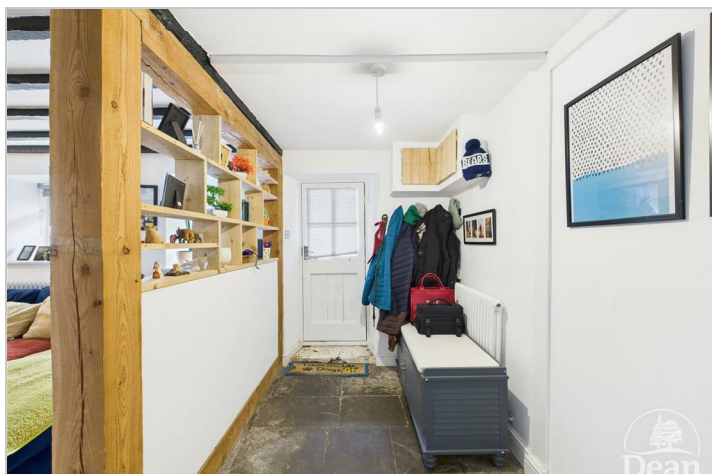
Radiator, power points, exposed beams, rear aspect double glazed upvc window.

Bedroom Three:

Radiator, power points, exposed beams, front aspect double glazed wooden window.

Outside:

A gate gives access to the front of the property having a patio area, wood store and pathway leading to the front door. To the rear of the property is a small graveled area and a gate which provides rear access.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

A map snippet from Google Maps showing the location of Colford, Norfolk. A red pin is placed on a road, with the label 'Colford' above it. Below the pin, a purple label reads 'Perrygrove Railway Adventure'. A scale bar indicates '200m'. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

Bathroom
10'11" x 6'8"
3.33 x 2.05 m

Living Room
13'7" x 17'9"
4.16 x 5.43 m

Kitchen/ Diner
17'8" x 12'2"
5.40 x 3.72 m

Floor 0

Landing
6'0" x 2'7"
1.84 x 0.79 m

Bedroom
10'8" x 7'3"
3.27 x 2.21 m

Bedroom
8'2" x 15'4"
2.49 x 4.68 m

Bedroom
14'3" x 10'11"
4.36 x 3.33 m

Floor 1

Approximate total area⁽¹⁾

905.46 ft²

84.12 m²

Reduced headroom

19.48 ft²

1.81 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Please contact our Coleford Office
on 01594 835751 if you wish to arrange a viewing appointment for
this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.